

1 Scott E. Gizer, Esq., Nevada Bar No. 12216
2 *sgizer@earlysullivan.com*
3 Sophia S. Lau, Esq., Nevada Bar No. 13365
4 *slau@earlysullivan.com*
5 EARLY SULLIVAN WRIGHT
6 GIZER & MCRAE LLP
7 8716 Spanish Ridge Avenue, Suite 105
8 Las Vegas, Nevada 89148
9 Telephone: (702) 331-7593
10 Facsimile: (702) 331-1652

11 MCCORMICK, BARSTOW, SHEPPARD,
12 WAYTE & CARRUTH LLP
13 Michael A. Pintar, Nevada Bar No. 3789
14 *michael.pintar@mccormickbarstow.com*
15 8337 West Sunset Road, Suite 350
16 Las Vegas, Nevada 89113
17 Telephone: (702) 949-1100
18 Facsimile: (702) 949-1101

19 Attorneys for Defendant
20 COMMONWEALTH LAND TITLE INSURANCE COMPANY

21 **UNITED STATES DISTRICT COURT**

22 **DISTRICT OF NEVADA**

23 WELLS FARGO BANK, N.A.,

24 Plaintiff,

25 vs.

26 COMMONWEALTH LAND TITLE
27 INSURANCE COMPANY,

28 Defendant.

Case No.: 2:18-cv-00494-APG-BNW

**STIPULATION RE FINAL
JUDGMENT AND COSTS WAIVER**

29 Pursuant to Fed. R. Civ. P. 41(a)(1)(A)(ii), Plaintiff Wells Fargo Bank, N.A. Successor by
30 Merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A. Solely as
31 Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns Mortgage Funding Trust
32 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1 (“Wells Fargo”) and Defendant

1 Commonwealth Land Title Insurance Company (“Commonwealth”), by and through their
2 respective counsel, hereby stipulate and agree as follows:

3 1. Wells Fargo agrees to not pursue any further appeals of the judgment entered in this
4 matter and Commonwealth agrees to waive any attorney’s fees and costs it is entitled to in this action
5 and related appeal, including those costs awarded on or about June 28, 2019.

6 Therefore, it is stipulated by and between the parties that the judgment in this matter is final
7 and that each party will bear their own attorney’s fees and costs.

8
9 DATED this 8th day of May, 2024.

10 WRIGHT, FINLAY & ZAK, LLP

11 /s/ Yanxiong Li, Esq.

12 Yanxiong Li, Esq.
13 Nevada Bar No. 12807
14 7785 W. Sahara Ave., Suite 200
15 Las Vegas, NV 89117
16 *Attorneys for Plaintiff, Wells Fargo Bank,
17 N.A. Successor by Merger to Wells Fargo
18 Bank Minnesota, N.A., f/k/a Norwest Bank
19 Minnesota, N.A. Solely as Trustee for
20 Structured Asset Mortgage Investments II
21 Inc. Bear Stearns Mortgage Funding Trust
22 2007-ARI, Mortgage Pass-Through
23 Certificates, Series 2007-ARI*

24 DATED this 8th day of May, 2024.

25 EARLY SULLIVAN WRIGHT
26 GIZER & MCRAE LLP

27 /s/ Sophia S. Lau, Esq.

28 Sophia S. Lau, Esq.
29 Nevada Bar No. 13365
30 8716 Spanish Ridge Ave., Suite 105
31 Las Vegas, NV 89148
32 *Attorneys for Defendant, Commonwealth
33 Land Title Insurance Company*

34 IT IS SO ORDERED:

35 Dated: May 9, 2024



36 ANDREW P. GORDON
37 UNITED STATES DISTRICT JUDGE